

# Newport North Center Monument Signs Appeal



Planning Commission  
Public Hearing  
April 3, 2013



# Introduction



- **Appeal of Modification Permit MD2012-016**
  - Modification permit to alter two monument signs (one existing, one new)
  - Approved by Zoning Administrator
  - Appealed to the Commission by Council Member Daigle

# Vicinity Map



# Site Photographs



VIEW LOOKING WEST ON BISON



VIEW LOOKING WEST ON BISON



VIEW OF CORNER OF BISON & CAMELBACK



VIEW LOOKING NORTH FROM BISON



# Site Photographs



VIEW OF CORNER FROM CAMELBACK



VIEW LOOKING SOUTH FROM CAMELBACK



VIEW LOOKING SOUTHEAST FROM CAMELBACK

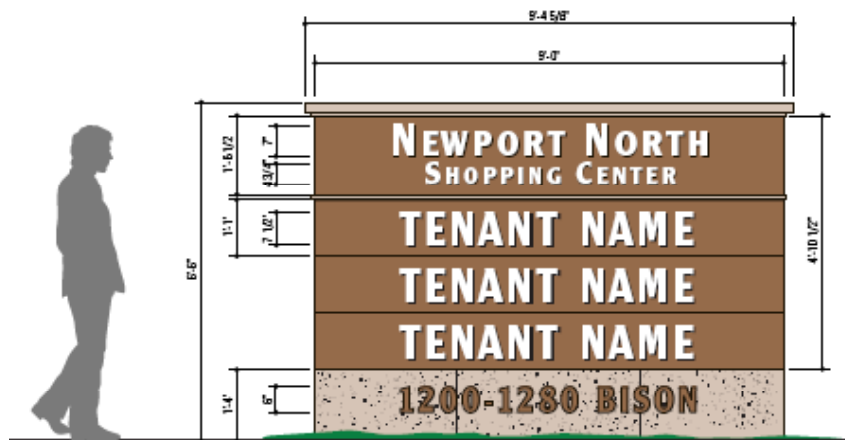


VIEW LOOKING NORTHWEST FROM BISON

# Project Details



- Sign Type I



- Existing multi-tenant monument sign
- Increase area from 72 sq. ft. to 81 sq. ft.
- Increase height from 8 ft. to 9 ft.

# Project Details

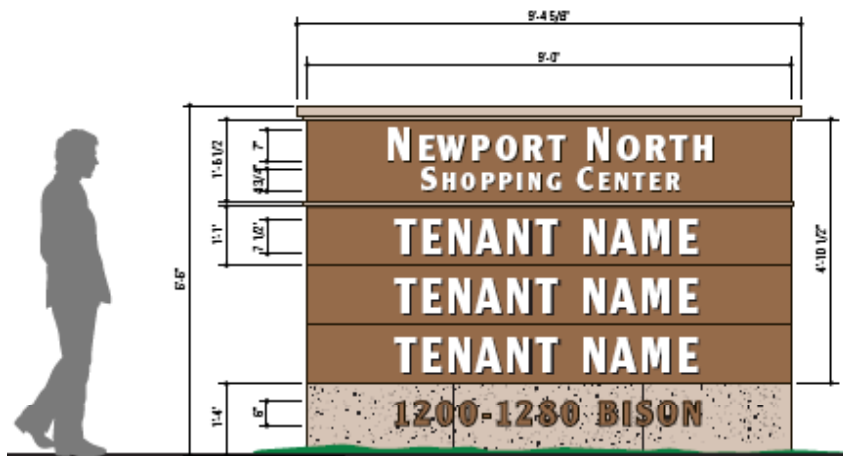


- Sign Type IA

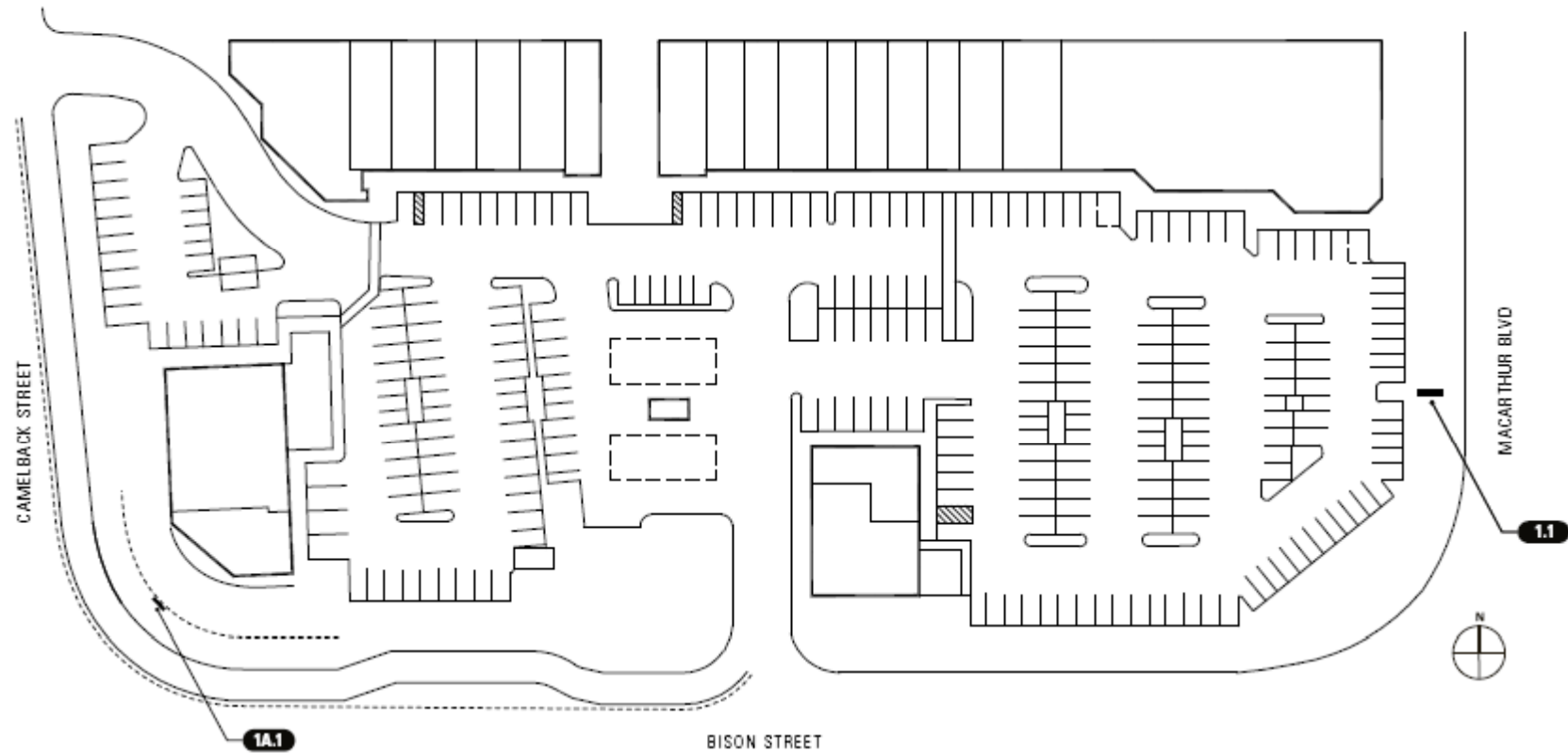
- New multi-tenant monument sign

- 56 sq. ft. in area

- 6-ft., 6-in. in height



# Site Plan



1 SITE/SIGN LOCATION PLAN  
SCALE: N.T.S.



# The Appeal



- Authority of the Zoning Administrator
  - Sign type not listed in North Ford PC
  - Inappropriately used Zoning Code standards
- Impact to adjacent residences
  - Illumination
  - Neighborhood compatibility

# ZA Authority



- Zoning Code may be applied when PC is silent
- Height, area, and number of signs may be modified via a modification permit
- North Ford PC does not prohibit consolidation of individual identification ground signs

# Neighborhood Compatibility



- Illumination
  - No illumination after 10:00 pm
  - No perceptible increase in ambient lighting
- Neighborhood Character
  - Typical of neighborhood center signage
  - No significant change to visual character

# Next Steps



- Any action of the Commission may be appealed to the City Council within 14 days of the decision



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